REALTY INTERESTS DIVIDED ON PROPOSED CONSTITUTION

REAL ESTATE FOR SALE OR TO LET LONG ISLAND.

People Say It Takes Nerve To Do This!!

I have told you through these columns about the advantages of

WESTBURY GARDENS

as a home community. I have explained my idea of the beautles of home life when you decide to occupy one of our

HOMECRAFT HOMES

and I have told you that if you a accide to purchase a of land at this beautiful spot of

nature, I will absolutely

Guarantee You Against Loss have done this in the face of criticist. Real Estate Agents far and near. The They can we do inclines if owner Westbirty Chrisens offer a money-bac-

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Tiled Bath Room, Steam Heat, Open Fireplace, Solid Oak Floors and Ecautifully Decorated.

\$5,950 Little cash; balance \$40 month

See agent. 61 Middletown St., two blocks from L. I. R. R. Station, Jamaica, 18 minutes from Pennsylvania Sta-tion, Manhattan, or Flatbush Ave., Brooklyn. Also, surface cars from Also, surface cars from 59th St. Bridge, Manhattan. New York Office: Suite 1902, 220 West 42d Street

FRAMED FOR THE

BENEFIT OF ALL

New Constitution Is Not
"Autocratic," Says Professor Reeves.

NO SAFEGUARDS TO
LIBERTY ENDANGERED

Adoption Will Restore Representative Government to
True Basis.

By ALFRED G. REEVES.
Professor Real Property Law of the New York Law School and delegate

It is not to render the required aid."
"In pursuance of the military law regulations are issued which have the force and effect of law. Section 631 of the regulations of the State of New York provides: "Commanding officers may cause troops to arrest all rioters and other persons found in open resistance and to secure and keep the peace by the use if necessary of their arms and of the power which they possess, but they are not authorized to the civil authorities."

The legislature is relieved of detail and local matters, paid properly for its services, enabled to devote its time and energy, with all its proceedings published to public view, to the real great, fundamental needs and laws of the entire state. It is a slander of the proposed document to say that it be littles the Legislature or emasculates its powers. The work of making laws under it will be restored to the high, state-wide plane on which it originally stood and where it should always have remained. The Legislature will regain and hold the purse strings of the state

By ALFRED G. REEVES.

Professor Real Property Law of the New York Law School and delegate to State Constitutional Convention. The voters should not be misled as to the proposed constitution by general and unsupported statements such as that it is "partisan" or "autocratic" or an experiment in despotism" or "made in favor of the corporations." The heat of the entire people of or the benefit of the entire people of the state, as the following summary of its magnificent provisions proves:

Delay in the indictment of persons charged with crime is obvieted. Owners of property taken for public purposes are no longer to wait indefinitely for their payment, but are to be companied before the title passes. Workseen are to be paid for loss or injury through "occupational diseases"; they are no longer to be hampered by improper manufacturing in tenement houses, and they are to be hampered by improper manufacturing in tenement houses, and they are to be a special inversed to the state offices for whom they are to be continuously to block after their interests all these special favors, in addition, to can vote for the minimistrative work of the state under seventeen heads (instead of 102, as at present) is certainly not a step toward despotism, but a very longer to be hampered by improper manufacturing in tenement houses, and they are to be hampered by improper manufacturing in tenement houses, and they are to be a special sevential the state office for whom they are to one with the state office of the interests of the state office for whom they are to one with the state office of the interests of the candidates for the four state offices for whom they are to vote and will not take away from proficemen, firemen or other emissions to the manufacturing in the state offices for whom they are to vote and will not take away from following the profice of them intelligently and can wil

the future voters can investigate the records of the candidates for the four state offices for whom they are to vote, and dithy to look after their interests state offices for whom they are to vote, and dithy to the state offices for whom they are to vote, can vote for them intelligently and can then hold them absolutely responsible for the proper conduct of state affairs. This must prove a boon to each indictive the state constitution has always had has been removed or endangered by the failure of the convention to provide that first must prove a boon to each indictive the convention to provide that the state administration issuing bonds to begin paying them off the state and the convention to provide that the end of one year and to convention to provide that the end of one year and to convention to provide that the end of one year and to convention to provide that the end of one year and to convent to the foreign of the state and the state and the state and the end of one year and to convent to the foreign of the proposed fundamental argument on this first of the bonds, which must not be stall measure of self-control which they are to vote, can wote for the four state offices for whom they are to vote, can wote for the mintelligently and can the convention to death of the public schools, can tem of the propose of interest affairs. This must prove a boon to each indictive the propose of its must come to him in the serial bound measure of self-control which they are to vote, can wote for the momental and out to have But the does not and will not take away the death of the public schools, can tem of the propose of its must come to him in the salary or ability to have a court review—which belongs to firm at the propose of its for the proposed fundamental law with any such possible required to the proposed fundamental law with any such possible required to the proposed fundamental law with any such possible required to the proposed fundamental law with any such possible required to the proposed fundamental law wit



the carping criticisms that ignorance knew what they were doing and passed or selfishness are making against the new constitution.

The judiciary article must and will cast his vote in its favor.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION

Absolute Executors' Auction Sale

Tuesday, November 9

6 Acreage Plots

Parcel one, 3.462 acres; parcel two, 2.558 acres; percel three, 4.721 acres; parcel four, 7.419 acres; parcel five, 7.311 acres; parcel six, 6.895 acres; (One improved with 214-story frame mansion)

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60% May remain on mortgage 51/2%
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over 60 trains daily.

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ew York: fine train service; exceponal restricted surroundings; new 5
coms. bath: all modern conveniences;
iloins golf course. Near acheols,
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North Jersey Title Insurance Co., Hackensack, N. Y. Bep., Glein K. Carrer, 61 B'way.

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All about the "Ideal Home Town," SECRETARY Box 314. Nutler, N 1 FOR SALE. - A GOOD MORRIS COUNTY FARM, about 200 acres. Address A. H. BARTLEY, COUNTRY PROPERTY.

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NEW JERSEY. NEARBY SUBURBS. to Lots and House, 10 rooms and bath, steam heat; to make their centres and fruit; city prices; sale or exchange; brokers between 18th and 26th codes. GLEBERT ELLOTT, 165 Broadway, N. Y. way to Seventh av.

Will Help to Lessen Burdens of Taxpayers

Robinson Says This Is One of Many Reasons Why the Proposed Constitution Should Be

By Allan Robinson, President of the Allied Real Estate Interests.

I have received a number of letters from taxpayers asking me to state my position on the proposed constitution. Following is what I think about it:

"Taxpayers, as taxpayers, ought to vote for the proposed constitution. The taxpayers of New York City, for example, want two checks: one upon local expenditures, and another on the state expenditures, and another on the state expenditures. The proposed constitution offers both these checks. It provides machinery for placing responsibility for state expenditures on one person—the Governor; and it provides machinery for placing responsibility for local expenditures on local officials.

"At the present time Albany tells us."

The trouble with taxpayers is that the did so.

"The trouble with taxpayers is that the way. The same argument could be used against the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used saginst the short ballot. The principle of the same argument could be used against the short ballot. The principle of the same argument could be used against the short ballot. The principle of the same argument could be used against the short ballot. The principle of the same argument could be used against the short ballot. The principle of the exec

for local expenditures on local officials.

"At the present time Albany tells us how we ought to spend a great part of our money here in New York City. The home rule provision of the proposed constitution will make it impossible for Mayor Mitchel or his advisers to say: "You can't blame us for the cost of New York City government. The part of the budget over which we have control is very small. Give us full power over New York City expenditures, and then hame us if we don't suit you."

"So far as state expenditures are concerned, the executive budget is a complete check. I notice that some of the taxpayers' representatives say that it will make the Governor too power-

COUNTY CLERKS

SEEKS AID OF

Hopper Tells Them His Reasons for Opposing Amendments.

John J. Hopper, Register of New York County, has sent a letter to all the county clerks of this state saying that the proposed Torrens amendment to the constitution should be defeated. Register Hopper says: The success-

ful form of the amendment is Section 29 of the Judiclary Article in the proposed constitution, which omits the vital part underscored. What we tried to do was to have the registrars (coun clerks and registers) register u ontested titles in order to save court expenses-the contested cases to go to the courts for settlement. As there were 130 lawyer delegates out of the 168 members of the convention, and as the very purpose of our amendment

was to stop litigation and expense, I suppose we should not have expected success from them.

The voters of Ohio voted in favor of la Torrens amendment that embodied the true Torrens principle, and the amendment we advocated is similar to the Ohio amendment. I have not the slightest doubt that the voters of New York would adopt our amendment if they were given a chance to vote on it separately.

If you are in the balance as to how you will vote on the constitution, let the convention's treatment of the Tor-

they were given a chance to vote on the convention; the balance as to how you will vote on the contribution, let be convention; treatment of the Tork the amendment; in part as follower; the convention; the treatment which is the proposed on the proposed on

Inspired by the representative class of wholesale concerns which have already absorbed a large part of the rentable business space in 23d st, which the retailing interests vacated in the last year or two, an association has been formed to foster this growth and to generally aid in the rejuvenation of the district.

The first step in this campaign has been to appoint a committee, at present comprising Richard G. Babbage, counsel to the United States Realty and Improvement Company; Alexan-

counsel to the United States Realty and Improvement Company; Alexander M. Powell and J. Crawford McCreery. This committee has opened offices in the Fifth Avenue Building, and is busy collating data in relation to vacancies and investigating trades and business which may be influenced to make their centres in the district between 18th and 26th sts, from Broadway to Seventh av.

Amendment to Section 29 of the Judiciary Article, requested to be considered on the floor of the Con-stitutional Convention.

Section 29-Laws may be passed provide for a system of (judicial authentication) registration (and guaranty) by the state, or by any county thereof, of titles to real property, the determination of ad-verse claims to and interests there-in and the establishment by means of fees or otherwise of assurance funds to make such system opera-tive. Such administrative powers as are necessary may be conferred on existing courts of record, "and judicial powers may be conferred on recording officers as registrars of titles to register titles in un-contested cases."

The words quoted were in the Torrens amendment as introduced at the State Convention by Register-Hopper. The Torrens amendment to be voted on does not contain them.

Supreme Court Justice Erlanger yesterday granted permission to the trustees of the Central Presbyterian Church, now located at Madison av. and 57th st., to sell for \$400,000 cash, to the Lawyers' Realty Company, the old church property on 57th st., west of Seventh av.

The plot in question is an irregular plot, with frontage of 120 feet in 57th st.

The plot in question is an irregular plot, with frontage of 120 feet in 57th st.

Apply second floor, south, 562 West End av.

President of the Allied Real Estate Interests. **ENLARGES ITS**

5TH AVE. PLOT

BRICK HOUSES SOLD 487-ACRE HOME

These Jamaica Dwellings Appeal to Exacting Persons.

Five more Colonial brick houses built Company (Samuel Knopf, treasurer), in Middletown at, Jamaica, two blocks from the Long Island Railroad station, were sold last week. The houses sold and the buyers are as follows: 60 Middletown st. to Sarah Ann Quarmby, VENICE WILL BE NAME 64 Middletown st. to Clarence Cooper, of THIS DEVELOPMENT

Middletown st. to Fuller E. Jarbeau,
Middletown st. to F. A. Perkins, and
Shelton av., corner of Middletown
st. to Henry S. Morrow. These houses
have a special appeal to people of refined taste, as they are novel in the
beauty of their architectural design,
practical planning and excellence of
construction. The structures are pure
Colonial in treatment inside as well as
outside, with artistic lawn and garden
effects in front of each, with a private
roadway in rear for tradesmen and
autos. They are built very substantially of brick, with green slate roofs,
with porches and brick terraces. The
two blocks on which these houses have
been built have been made the garden
spot of Jamaica.

OF THIS DEVELOPMENT

Tract To Be Improved Adjoins
Auto Race Course at Sheepshead Bay.

One of the most pretentions realty
developments that have been undertaken in recent years in the metropolitaken in r pot of Jamaica. apot of Jamaica.

The houses sold last week were bought for immediate occupancy.

BROOKLYN HOUSES

Property Comprises Pive New big construction enterprise. Apartment Structures on Church Avenue.

COLONY IN CITY

by the Everett Realty and Construction Motor Boat Speedway and Big Golf Course Among Features.

er Middletown st. to Fuller E. Jarbeau. OF THIS DEVELOPMENT

that will be known as Venice.

Harry Harkness, Percy Pyne, 8d, Ben Ali Haggin, H. M. Kilborn, D. J. Boylan, president of the Coast and Lakes Contracting Company, and Anderson T.

The development will be novel. The projectors purpose to transform the fifteen miles of waterfront into capals Norman Denzer has sold for the Dean bulkheaded above tide line, intersect

Church Avenue.

Norman Denzer has sold for the Dean Building Company, Inc., the five three-story apartments on Church av., and also fronting in East 35th st., Brook Lyn. Each building is on a plot 25x100 feet.

This property was taken in trade just a year ago by the Dean Building Company, his now has disposed of the property to an investor.

The premises at 27 Fifth av., from Pauline D. Riggs and William Oothout.

The premises adjoin on the north the General Sickles property at the north-east corner of Fifth av. and 9th st., recently purchased by the same buyers from the Bowery Savings Bank.

It is the intention of the buyers to construct on the combined plot a twelve story apartment house.

Folsom Brothers, Inc., negotiated the sale.

Folsom Brothers, Inc., negotiated the sale.

The dwelling at 148 Madison av., 24.8x55 feet, was yeaterday said to have been sold by the George Pousot estate to Dr. Charles Remsen.

The Newtown Holding Company, represented by Aptel & Taylor, attempts, has sold to a client of Abraham Leich.

The Newtown Holding Company, represented by Aptel & Taylor, attempts, has sold to a client of Abraham Leich.

The Newtown Holding Company, represented to Aptendam Leich.

story and basement stone dwelling 225
Garfield Place, near 8th av., Brooklyn,
for Mary E. Egan to a client for occupancy.

A clubhouse will be built to minister
to the entertainment of golf enthusi-

been sold by the George Pousot estate to be voted on does not contain them.

The Newtown Holding Company, represented by Apfold & Troice, attorneys, has sold to a client of Abraham Ledich and the s

UNFURNISHED APARTMENTS TO LETUNFURNISHED APARTMENTS TO LET

Pease Elliman

165 West 72d St. 340 Madison Ave. 55 Liberty St. Near Broadway. Near 43d St. Tel. 6200 Murray Hill Corner Nassau St.

Real Estate and General Insurance Specialists in Dwelling Properties.

39-43 East 27th St. At Madison Ave, 3, 4, 6 and 7 rooms and bath, \$720—\$1,500 145 East 35th St. The Southfield. 7 rooms, 2 baths (simplex), \$1,800—\$2,500 3 rooms and bath, \$900

146-8 East 49th St. 4 rooms and bath......\$1,200 144 East 56th St. The Wellesbourne.
7 and 8 rooms, 1 and 2 baths,
\$1,500-\$1.800

56-62 West 58th St. Blenheim and Biltmore. 8 rooms and 2 baths. \$1,500-\$1,800 11 East 68th St.

161 East 79th St. Near Lexington Ave.
7 & 8 rooms, 3 baths. \$1,300—\$2,500
1 Doctor's Apartment, 3 rooms,
\$1,000

535 Park Avenue

Corner 61st St. 6 and 7 rooms, 1 and 2 baths, \$2,000—\$2,500 780 Madison Avenue

At 67th St. 9 rooms and 2 baths..... \$2,500 1190 Madison Avenue Corner 87th St. 7 rooms and bath . . . \$1,000-\$1,200

110 Riverside Drive

Corner Madison Ave.
6 and 8 rooms, 2 and 3 baths,
\$1,700—\$3,000

8 & 8 rooms, 2 baths, \$1,500—\$1,500 For floor plans and further particulars of the above and other houses under our management consult the special apartment-house edition of Pease & Elliman's Real Estate Indicator, which will be mailed to you on request.

PAYSON McL. MERRILL CO. INC. EAST 44TH STREET, NEAR FIFTH AVENUE. TELEPHONE MURRAY HILL

925 PARK AVENUE ONE TRIPLEX APARTMENT of twelve

Vacuum cleaner. House water filter. Open fireplaces. Large closets. Building absolutely fireproof, including floors and trim.

823 PARK AVENUE

BACHELOR APARTMENTS of two and three rooms and bath. Hents \$720 to \$900, its-runding service. Day and night hall and elevator service; breakfasts, valet.

36 EAST 40TH ST.

DOCTOR'S OFFICE of 3 Rooms and Bath. APARTMENT of three rooms and bath. Rent \$1,100, including service. All meals served in apartments; day and night hell and elevator service; valot.

DUPLEX APARTMENTS of treits rooms and some and four baths, with private entrance

Four baths. Rents \$3.500 and \$4.500.

DUPLEX APARTMENT of ten rooms and four baths. Rent \$2.500.

Only one apartment on a floor. Servants' disting room and three servants' bedrooms self-contained in apartments. Frivate laundries. Open freeplaces. House filter. Unobstructed northern, western and statem exposures.

112 WEST 47TH ST.